

STATE OF ILLINOIS  
COUNTY OF KANE

**PETITION NO. 4517**  
ORDINANCE AMENDING THE  
ZONING ORDINANCE OF KANE COUNTY, ILLINOIS

BE IT ORDAINED by the County Board of Kane County, Illinois, as follows:

- 1) That a rezoning from F-District Farming to B-3 District Business with a Special Use for outside storage be granted on the following described property:

**PARCEL 1:** That part of the South Half of the South Half of Section 31, Township 42 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at a point on the South line of the Southeast Quarter of the Southwest Quarter of said Section 31 (being a point on the Town Line between Elgin and Dundee Townships) 1180.08 feet East from the Southwest corner of said Southeast Quarter of the Southwest Quarter of said Section 31 thereof, for a point of beginning; thence West along said South line of the Southeast Quarter of the Southwest Quarter a distance of 80.12 feet; thence North along a line parallel with the East line of the Southwest Quarter of said Section 31, a distance of 1106.75 feet to the center line of Big Timber Road (as now constructed); thence Southeasterly along the said center line of Big Timber Road, a distance of 423.75 feet; thence South 18 ¼ degrees West, a distance of 917.45 feet, more or less, to the point of beginning, in Dundee Township, Kane County, Illinois. **PARCEL 2:** That part of the Southwest Quarter of Section 31, Township 42 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 31; thence Easterly along the South line of said Southeast Quarter of the Southwest Quarter a distance of 1089.96 feet to the place of beginning; thence continuing Easterly along said South line a distance of 10.0 feet; thence Northerly along a line parallel with the East line of the Southwest Quarter of said Section 31 a distance of 1106.75 feet to the center line of Big Timber Road; thence Northwesterly along said line a distance of 11.92 feet; thence Southerly along a line parallel with the East line of the Southwest Quarter of said Section 31 to the point of beginning, in the Township of Dundee, Kane County, Illinois. The property is located at 37W507 Big Timber Road.

- 2) That the rezoning and Special Use be granted subject to the following stipulations:
  1. The site has increased impervious over the past years and will require Stormwater Detention and BMPs for this impervious and proposed changes to the site. A Preliminary site plan has been submitted showing Detention and BMPs.
  2. The applicant has submitted a site plan which includes proposed Stormwater Facilities. These plans reference a drainage easement for the outfall. Water Resources will require this drainage easement as part of the stormwater management for the site. This easement is not on the applicant's property and is critical in the design of the proposed outfall.
  3. The petitioner shall dedicate a 60-foot half right of way from centerline of Big Timber Road. Any intensification will require access to be moved through the existing access easement to the west, to Madeline Drive.

- 3) That the zoning maps of Kane County, Illinois be amended accordingly.
- 4) This ordinance shall be in full force and effect from and after its passage and approved as provided by law.

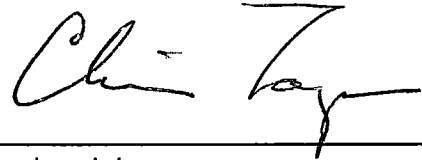
Passed by the Kane County Board on October 8, 2019



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John A. Cunningham  
Clerk, County Board  
Kane County, Illinois

Vote: 22-0



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Christopher J. Lauzen  
Chairman, County Board  
Kane County, Illinois

## RECOMMENDATION

The Kane County Zoning Board of Appeals, at a public hearing, duly heard the testimony of the petitioner and others in connection with the petition of BDA Properties, LLC, on property located at 37W507 Big Timber Road, Section 31, Dundee Township (03-31-300-046 & 047)

Therefore, the members of the Kane County Zoning Board of Appeals recommend the following action on the petition to the Kane County Board:

The rezoning and Special Use be granted subject to the following stipulations:

1. The site has increased impervious over the past years and will require Stormwater Detention and BMPs for this impervious and proposed changes to the site. A Preliminary site plan has been submitted showing Detention and BMPs.
2. The applicant has submitted a site plan which includes proposed Stormwater Facilities. These plans reference a drainage easement for the outfall. Water Resources will require this drainage easement as part of the stormwater management for the site. This easement is not on the applicant's property and is critical in the design of the proposed outfall.
3. The petitioner shall dedicate a 60-foot half right of way from centerline of Big Timber Road. Any intensification will require access to be moved through the existing access easement to the west, to Madeline Drive.

Dated at Geneva, Illinois, this 8th day of October 2019.

### KANE COUNTY ZONING BOARD OF APPEALS

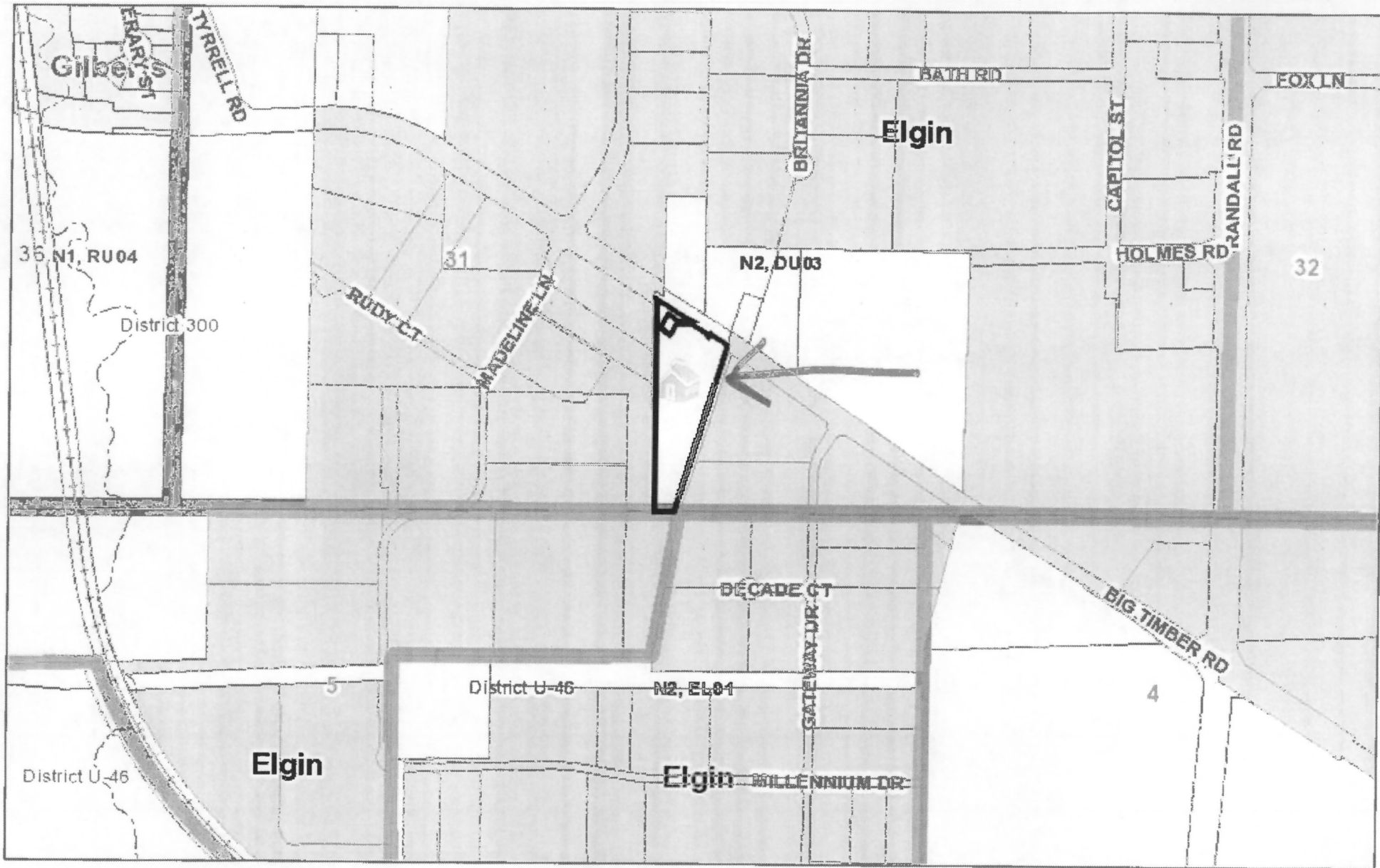
Aris Aye                      Falk Aye

Lake Aye

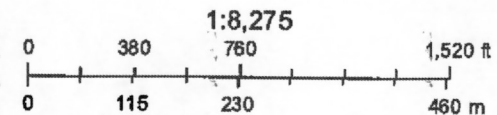
Plonczynski Aye

Natkins: Aye

Barry: Aye



August 23, 2019



GIS-Technologies